

# Notice of Public Hearing



CITY OF  
ISSAQUAH  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 DSD@issaquahwa.gov

**Project Name: Jazz Run Preliminary Plat**

**Time: Tuesday, April 28, 2015, 10:00 AM**

**Place: Eagle Room, City Hall  
130 E. Sunset Way**

**By: City of Issaquah Hearing Examiner**

## PROJECT INFORMATION

**File Number(s):** PP14-00003

**Project Description:** Preliminary plat application to subdivide a 6.2 acre site into 19 lots for construction of single family residences. Lot sizes range between 4,661 and 6,549 square feet. The proposal includes a .46 acre stormwater/utility tract (Tract A) and a 2.4 acre wetland/open space tract (Tract B). There are currently 2 single family residences on the site which would be removed for the proposed development. There is a 1.76 acre Category 2 wetland on the south portion of the site. The proposal is to reduce the 75-foot wetland buffer by 25% (to 56.25 feet) with planting enhancement of the reduced buffer and enhancement in part of the wetland area. Access to the proposed lots is from a new public street off SE 48<sup>th</sup> Street. (see attached)

**Project Location:** 23023, 23121, 23131 SE 48<sup>th</sup> Street (See Map)

**Size of Subject Area in Acres:** 6.2

**Applicant:** Darren Ludwigsen, Summit Homes of Washington LLC, 16000 Christensen Road, Suite 303, Tukwila, WA. 98188

**Process Type:** Level 4

**Required Permits:** SEPA, Preliminary Plat, Final Plat

**Required Permits, Not Part of this Application:** Site Work Permit, Building Permits

**Required Studies:** Wetlands, Geotechnical, Tree Plan, Stormwater Report

**Existing Environmental Documents Relevant to this Application:** Environmental Checklist, Geotechnical, Wetlands

## PUBLIC HEARING INFORMATION

The application is available for review at the Permit Center, City Hall Northwest, 1775 12<sup>th</sup> Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. An appointment with the Project Planner is suggested.

Comments will be accepted up to and during the Public Hearing. Written comments should be directed to:

Peter Rosen, Senior Environmental Planner  
Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## REGULATORY INFORMATION

**Zoning:** Single Family Small Lot (SF-SL)

**Comprehensive Plan Designation:** Low Density Residential

**Consistent With Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:**

Comprehensive Plan, Land Use Code: Title 18 of Issaquah Municipal Code (Online at: [issaquahwa.gov/codes\\_and\\_plans](http://issaquahwa.gov/codes_and_plans))

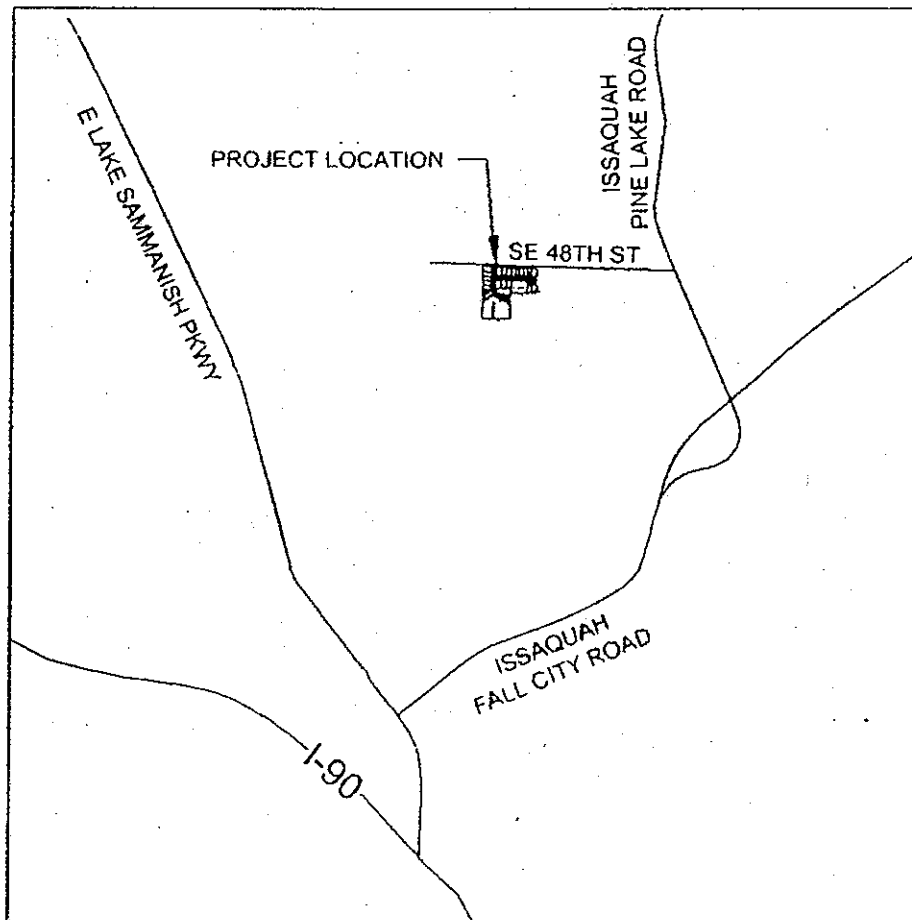
---

## CITY CONTACT INFORMATION

**Project Planner:** Peter Rosen  
**Phone Number:** 425-837-3094  
**E-Mail:** [peterr@Issaquahwa.gov](mailto:peterr@Issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3080  
**E-Mail:** [DSD@Issaquahwa.gov](mailto:DSD@Issaquahwa.gov)

---



VICINITY MAP



I hereby certify that I am a duly Licensed Professional Engineer in the State of Washington, No. 14567, and that I am duly qualified to prepare and seal the plans and specifications for the project described herein.

**SUMMIT HOMES  
JAZZ RUN  
PRELIMINARY SUBDIVISION**  
CITY OF ISSAQUAH, WASHINGTON

NOT FOR CONSTRUCTION

PLAN NO. 4270593-141577-0  
DATE: December 30, 2014  
PREPARED BY: ZAY  
CHECKED BY: CHS  
DRAWN BY: DAP  
PROJECT NAME: SUMMIT HOMES

SUBDIVISION LAYOUT

PLAN NO.

**C-200**

S-T-R 22-24-N-08E SE

231ST AVE SE

SE 48TH ST STA 37+88.45 =  
ROAD B STA 13+65.19

END ALIGNMENT SE 48TH  
STREET SE  
STA. 58+36.07  
MONUMENT IN ROADWAY

BEGIN ALIGNMENT SE 48TH  
STREET SE  
STA. 30+00.00  
MONUMENT IN ROADWAY

**LEGAL DESCRIPTIONS**

**PARCEL A - TAX LOT 222406-9048**  
THE WEST 150 FEET OF THE EAST 140 FEET OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING  
COUNTY, WASHINGTON.

EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR THE ROAD PURPOSES, BY  
DEED RECORDED UNDER RECORDING NUMBER 2440231.

ALSO KNOWN AS LOT A OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT NUMBER  
89049242, APPROVED SEPTEMBER 10, 1990.

**PARCEL B - TAX LOT 222406-9126**  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING  
COUNTY, WASHINGTON;  
EXCEPT THE EAST 140 FEET THEREOF; AND  
EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD PURPOSES, BY DEED  
RECORDED UNDER RECORDING NUMBER 2440231.

ALSO KNOWN AS LOT B OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT 89049242,  
APPROVED SEPTEMBER 10, 1990.

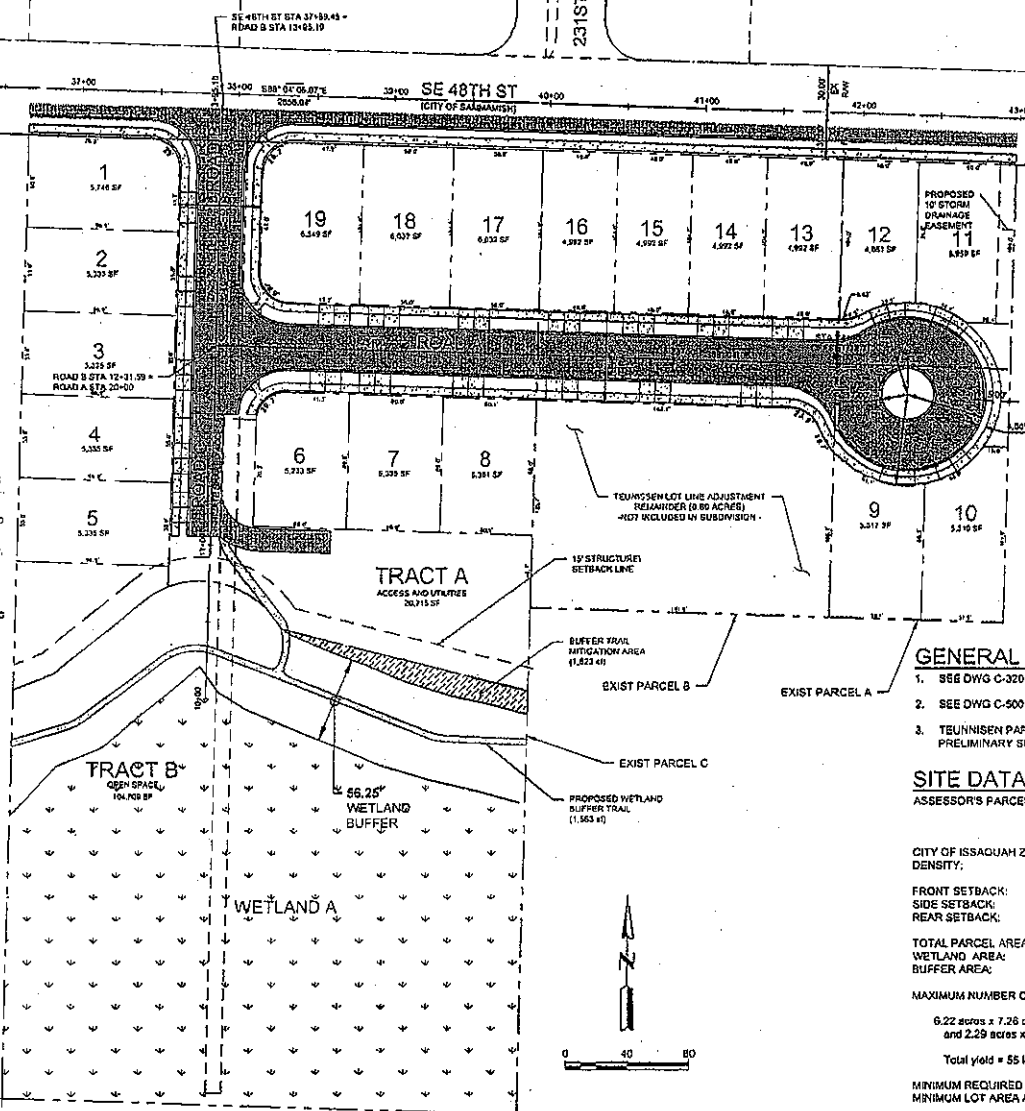
**PARCEL C - TAX LOT 222406-9099**  
THE EAST 130 FEET OF THE WEST THREE-QUARTERS OF THE NORTH HALF OF THE  
NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING  
COUNTY, WASHINGTON.

EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR SE 48TH STREET BY DEED  
RECORDED UNDER RECORDING NUMBER 2440232.

**BENCHMARK AND DATUM**

DATUM:  
NAD83

**BENCHMARK:**  
3" CONCRETE MONUMENT WITH LEAD PLUG IN A STANDARD CASE, 1.51 FEET  
BELOW GRADE, LOCATED ON IN THE CENTERLINE OF S.E. 48TH STREET, 250'  
WEST OF ISSAQUAH PIKE LAKE ROAD, ON THE PROJECTED LINE OF THE  
NORTH-SOUTH WIRE FENCE LINE THAT IS LOCATED ON THE SOUTH SIDE OF  
S.E. 48TH STREET AND EAST OF A GRAVEL DRIVEWAY.  
ELEVATION: 397.506 FEET



**GENERAL NOTES**

- SEE DWG C-320 FOR ROAD SECTIONS.
- SEE DWG C-500 FOR SE 48TH STREET ROAD IMPROVEMENTS.
- TEUNNISSEN PARCEL LOT LINE ADJUSTMENT TO BE PERFORMED CONCURRENT WITH  
PRELIMINARY SUBDIVISION.

**SITE DATA**

ASSESSOR'S PARCEL NUMBER:  
222406-9099 (4.75 ACRES)  
222406-9126 (1.32 ACRES - 0.72 ACRES AFTER (L)A)  
222406-9048 (0.75 ACRES)

CITY OF ISSAQUAH ZONING: SF/SF LOT  
DENSITY: 7.26 DU/ACRE

FRONT SETBACK: 10 FT  
SIDE SETBACK: 6 FT  
REAR SETBACK: 20 FT

TOTAL PARCEL AREA: 6.22 ACRES  
WETLAND AREA: 1.76 ACRES  
BUFFER AREA: 0.53 ACRES

MAXIMUM NUMBER OF LOTS: 55

6.22 acres x 7.26 du/acre = 45  
and 2.29 acres x 7.26 du/acre x 0.6 (80% density credit) = 10

Total yield = 55 lots

MINIMUM REQUIRED LOT AREA = 8,000 SF x 19 = 2.62 ACRES  
MINIMUM LOT AREA ALLOWED = 2.82 ACRES - 1.76 ACRES (WETLAND AREA)  
0.86 ACRES  
LOT AREA PROVIDED = 2.35 ACRES (TOTAL OF 19 PROPOSED LOTS)

SE 48TH STREET R/W: CITY OF SAMMAMISH (LOCAL ACCESS ROAD)  
SEWER AND WATER: SAMMAMISH PLATEAU SEWER AND WATER DISTRICT